

CHAPTER 06**PLANNED COMMUNITY ZONE (PC)***(Amended 1/25/00)*

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Section 06.010 Purpose and Intent.

The intent of the Planned Community Zone and this Chapter is to provide for the implementation of the Lehi City General Plan. The standards for development contained herein are intended specifically to accomplish the following purposes:

- A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
- B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
- C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and inten-

sity of uses may be achieved as higher quality development and performance standards are implemented within the zone.

- D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.

Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Development should promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is also highly encouraged through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

Section 06.030 Design Compatibility.

Development within a Planned Community Zone should promote attractive, unified architectural design. Development should be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots.

In order to ensure that development within the Planned Community Zone is compatible and meets the purposes of this Chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any Planned Community Zone each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one (1) car garage.

Section 06.040 Minimum Eligibility Requirements. *(Amended 12/14/04)*

In order to achieve the purposes of this Chapter, the establishment of a Planned Community Zone requires a minimum area of forty (40) contiguous acres or larger.

At the discretion of the Planning Commission and City Council, projects with a total acreage of over 220 acres may include a noncontiguous area if both of the properties are under one ownership or control, the noncontiguous area is 40 acres or larger, and the noncontiguous area is located not farther than fifteen hundred (1,500) feet from the main portion of the project.

Section 06.050 Allowed Uses.

Any use identified as a permitted or conditional use on Tables 05-030A and 05-030B or other use proposed by the applicant may be an allowed use in the Planned Community Zone; however each requested use must be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15, Area Plans, of this Code. Proposed uses will be reviewed for compatibility within the Planned Community Zone as well as compatibility with allowed uses in adjacent zones.

Section 06.060 Procedures for Establishment of Planned Community Zone.

A. General Plan Amendment. Unless an area has been previously designated as a Planned Community Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a Planned Community shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a Planned Community designation, a Concept Plan shall

be submitted. A Concept Plan must be reviewed by the City Council, following Planning Commission and Development Review Committee review, prior to property being designated as a Planned Community Land Use.

1. The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the planned community development prior to the General Plan land use being established and prior to the preparation of a more detailed Area Plan. The applicant can use the Concept Plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. There is no approval of a Concept Plan required or given. The proposed density of the planned community development will be discussed as part of the Concept Plan; however the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District, and the various utility service providers. Neighbors of the proposed Planned Community should also be consulted to get their views and concerns.

4. The Concept Plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:

- (a) Proposed land uses.
- (b) Overall layout and locations of uses including potential civic/religious uses.
- (c) Proposed density/intensity of uses and a description of amenities if a density bonus is proposed.
- (d) Major infrastructure improvements that may be necessary.
- (e) Proposed site-planning standards including architecture and materials of buildings.
- (f) Park areas, open space areas, trails and other community amenities.
- (g) Proposed landscaping, buffering, and transitioning treatments.
- (h) Location of any critical lands.

(i) All other issues that must be addressed to allow a thorough informed review by the Staff, Planning Commission and City Council of the proposed Concept Plan.

5. To accommodate requests for changes to the Concept Plan, the City may allow the Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Concept Plan including review by Staff, Planning Commission and City Council.

6. A Concept Plan shall be effective for a period of one (1) year from the date that the Concept Plan is reviewed by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the Planned Community Zone has not been filed within the one (1) year period the Concept Plan shall be void. The City Council may grant up to a six (6) month extension to the original one (1) year period for due cause; however the Applicant must request the extension prior to the expiration of the original one (1) year period.

7. Properties designated as a Planned Community Land Use for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

8. Properties designated as a Planned Community Zone on the Lehi City Zoning Map or properties designated as a Planned Community Land Use on the General Plan Land Use map prior to the effective date of this Chapter for which a concept plan has not been reviewed shall require the applicant to submit a Concept Plan according to these provisions prior to any application for an Area Plan or Zoning Map Amendment to the Planned Community Zone.

C. Zoning Map Amendment and Area Plan Approval. Following approval of a General Plan Amendment and review of a Concept plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to the provisions of Chapter 4 and Chapter 15 of this Code. The establishment of a Planned Community Zone requires the review, approval and adoption by the City Council, following receipt of a DRC and Planning Commission recommendation, of an Area Plan for those properties proposed for a Planned

Community Zone. Prior to approval and adoption of an Area Plan the DRC, Planning Commission and City Council shall verify that the planned community development follows the general layout of the Concept Plan.

The Area Plan must comply as closely as possible with the Concept Plan, and shall cover at least 40 acres.

Section 06.070 Development Approvals.

Following the establishment of a Planned Community Zone and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit application(s) for development approval including subdivision and site plan approval pursuant to Chapter 11, Application Requirements, of this Code.

If a proposed Area Plan is adopted by the City pursuant to Chapter 15 of this Code, all permits, licenses and development must comply with the adopted Area Plan. Additionally, developers and builders must comply with the Lehi City General Plan, the Lehi City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

Section 06.080 Allowed Density. *(Amended 4/11/00)*

The Base Density for all residential development in the Planned Community Zone shall be three (3) units per acre, and is calculated based on the gross acreage of the entire Planned Community Zone area, including commercial and residential areas, to produce a total number of allowed units. Areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels (measured from top of bank to top of bank of the flow channel) shall be excluded from the gross acreage when calculating the base density. Density shall not exceed the overall base density of three (3) units per acre unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described below. Units may be applied to the area in a manner which meets the purpose of this ordinance, providing a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community.

The overall average residential density requirement is intended to set a baseline density standard for all residential development, as well as encourage variety, and allow flexibility to respond to changing market conditions. A mix of housing types may be used to achieve this criterion, some high density and some low density, provided the overall average density is met. For example, a planned community may include a mix of large

lot single family units (2 dwelling units per acre), traditional lot single family units (3.5 dwelling units per acre), small lot single family units (5.5 dwelling units per acre), townhouses (8 dwelling units per acre), and apartments (12 dwelling units per acre) combined to meet an average density requirement of 3 dwelling units per acre.

For the purposes of administering this ordinance, the Area Plan shall identify and delineate each different residential area as a “sub-area” or “pod”, with an indication of the number of units per acre allowed in each sub-area. In no case shall the density in any sub-area or pod of a Planned Community Zone exceed a density of twelve (12) units per acre.

Section 06.090 Required Open Space.

Not less than ten (10) percent of the total gross acreage in a Planned Community Zone must be devoted to open space as defined in Chapter 35, Definitions, of this Code. The open space must be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental/natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council.

Section 06.100 Location of Open Space.

(Amended 6/13/00)

The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community should abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and/or retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and/or retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, and subject to Planning Commission review and City Council approval. In General, open space design and loca-

tion issues are to be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.

Development within a Planned Community Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed below. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed forty (40) percent above the base density of three (3) units per acre, which equates to a maximum density of 4.2 units per acre.

Section 06.120 Density Bonus Amenities.

An applicant for a Planned Community Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this Section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a forty (40) percent increase in dwelling units above the Base Density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a forty (40) percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a forty (40) percent increase in dwelling units above the Base Density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

The density increases listed represent the maximum allowed. The Planning Commission may recommend and the City Council is entitled to approve less than the maximum amount listed.

A. Active Recreation. Active Recreational Facilities which are provided for residents of the Planned Community development or the citizens of Lehi City are entitled to a density bonus. Active recreation areas may include swimming pools, sports courts, tennis courts, and other similar areas. Developments that provide active recreation areas are eligible for up to a five (5) percent density increase per amenity up to a maximum amount of ten (10) percent. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the residents of the Planned Community, its size and the number of amenities in the Planned Community.

B. Common Buildings or Facilities. Developments which contain buildings or facilities constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for up to a five (5) percent density increase per building or facility up to a maximum amount of ten (10) percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size.

C. Civic Sites. Developments which set aside and donate property for civic uses including police and or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The bonus shall be calculated using a sliding scale, where for every one (1) acre of property set aside and donated, there may be an increase in density by two (2) percent, up to a maximum amount of ten (10) percent. For example, if an applicant donates three acres for a civic building site, the applicant is eligible for a six (6) percent density increase.

D. Fencing. Planned Communities which incorporate decorative fencing throughout the entire development in harmony with the architectural features of the structures such as brick columns, or vinyl, wood, or masonry fencing, and have provisions for the perpetual maintenance of the fence are eligible for up to a five (5) percent density increase.

E. Attached Garage. Planned Communities which contain an attached, enclosed two (2) car garage for each single family detached and attached dwelling unit, and covered parking for multi-family units which satisfies the off street parking requirements of this Code, are eligible for up to a five (5) percent density increase.

F. Materials. Planned Communities in which all dwelling units (including single family attached and multi-family units) are constructed using no less than eighty (80) percent brick, stucco, stone, or other similar durable material as recommended by the Planning Commission and approved by the City Council, as exterior materials (with the exception of roofing materials, eaves, doors, windows, and other similar architectural details) are eligible for up to a ten (10) percent density increase.

G. Roof Materials. Planned Communities which incorporate wood shake, tile, slate shingle, or architectural grade asphalt shingle roofs into the construction of all dwellings (including single family attached and

multi-family units) are eligible for up to a two (2) percent density increase.

H. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five (5) percent density increase.

I. Landscaping. Planned Communities which install landscaping that will be maintained by an automatic sprinkling system are eligible for a density increase. The following landscaping features are eligible for the indicated density increases. Planned Communities which provide a landscaped entry sign area for residential areas are eligible for a two (2) percent density increase per entry sign area. Planned Communities which provide completely landscaped front yards for all single family dwellings (to be installed by developer at time of construction) including grass or other acceptable ground cover, at least three (3) one gallon shrubs, and two shade or evergreen trees with at least a two (2) inch caliper are eligible for up to a two (2) percent density increase.

J. Open Space in Addition to Ten (10) Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this Section, in addition to the ten (10) percent minimum requirement for all residential areas are eligible for a density increase. The density increase for additional open space shall be determined as indicated. Planned Communities which provide an additional ten (10) to fourteen (14) percent open space (20-24 percent total) are eligible for a two (2) percent density increase. Planned Communities which provide an additional fifteen (15) to nineteen (19) percent open space (25-29 percent total) are eligible for a five (5) percent density increase. Planned Communities which provide more than an additional twenty (20) percent open space (30 percent or greater total) are eligible for a ten (10) percent density increase.

All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas must provide emergency vehicle access.

K. Special Major Water Features. Planned Communities which provide special major features (exclusive of any features provided as part of an entry sign area) such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible

in the planned community are eligible for a five (5) percent density increase for each separate feature.

L. Theme Lighting. Planned Communities which incorporate a lighting theme into the planned community development such as lamp posts, lighting along walkways, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this Title are eligible for a two (2) percent density increase.

Section 06.130 Total Density.

The total density of a Planned Community is determined by multiplying the Base Density of three (3) units per acre and the total percent of density increase earned. In no case will the total density exceed forty (40) percent above the Base Density. For example, if an applicant had a Base Density of two hundred (200) units and earned a twenty (20) percent density increase, the applicant would be eligible for two hundred and forty (240) dwelling units. However, in no case would the applicant be eligible for more than a forty (40) percent density increase or two hundred and eighty (280) dwelling units. The total density of a Planned Community Zone shall be determined at the time of Area Plan approval.

Section 06.140 High Density Development Standards.

For the purposes of this section all residential areas, including any defined sub-area or pod, or any residential project or development or any portion of a residential project or development, within a Planned Community Zone where residential units are applied at a density of eight (8) units per acre or higher shall be considered as being high density, and the following standards shall apply. These standards are considered as minimum requirements for areas of high density within the Planned Community Zone, and must be met regardless of whether the applicant is requesting a density bonus. However, if a density bonus is being requested, the applicable standards required by this section may be used as part of the requirement to obtain a density bonus under the provisions of this Chapter.

A. Materials. The exterior of the buildings or structures shall be constructed using brick, stucco or stone, except roofing materials, eaves, cornices and accent features. Cinder block and other similar materials shall not qualify.

B. Landscaping. All open areas not covered by residential buildings or structures, parking, or permitted accessory structures shall be attractively landscaped and maintained. Each Multi-Family project shall sub-

mit a complete landscaping and irrigation system plan. The initial landscaping plan shall include at least one (1) tree for every two (2) dwelling units, half of which shall be coniferous evergreen trees. The coniferous trees shall be at least eight (8) feet in height and the deciduous trees shall be at least two (2) inches in caliper. Additionally, there shall be no less than one shrub of five (5) gallon size for each two (2) dwelling units. All other landscaped grounds must contain grass or other ground cover approved on the landscaping plan. The landscaping plan is an essential part of the project and the project shall not be approved prior to approval of the landscaping plan.

C. Amenities. Each multi-family project in high-density areas shall include appropriate amenities for the residents of the project. Because each project will be different in nature, the amenities are likely to be different. As a general rule, there shall be picnic areas with tables and barbecue areas, active recreation areas with sport courts, swimming pools, tennis courts, playgrounds, clubhouses etc., and passive recreation (lawn) areas. The amount of amenities required shall be in proportion to the proposed number of units in the development. The following amenities shall be provided according to project size or comparable equivalent amenities as recommended by the Planning Commission and approved by the City Council:

1. Projects with less than ten (10) units shall furnish picnic areas with tables and barbecue areas.
2. Projects with ten (10) to thirty (30) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet, and a playground complete with equipment.
3. Projects with thirty (30) to fifty (50) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet, two (2) playgrounds complete with equipment, and a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size complete with restrooms.
4. Projects with more than fifty (50) units shall furnish picnic areas with tables and barbecue areas, a sport court with at least five hundred (500) square feet, three (3) playgrounds complete with equipment, a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size complete with restrooms, and either a regulation size tennis court or a sub-surface

swimming pool no less than twenty (20) feet by forty (40) feet in size.

D. Fencing standards. Multi-family projects in High-density areas shall be fenced on at least three sides by a six (6) foot sight obscuring vinyl or masonry fence unless it can be demonstrated that the fence is unnecessary to make the proposed project compatible with the surrounding area.

Section 06.150 Commercial Development Standards.

In addition to residential and recreational uses, a Planned Community Zone may provide offices and professional service uses in a planned environment. Where a Planned Community Zone proposes a mix of residential and commercial or business park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code or the Design Standards and Public Improvement Specifications manual:

A. Building Design. The proposed non-residential structures shall be complimentary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. Buildings should not create large bulky masses, but should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units should be limited to 2 stories or 35 feet.

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking lots. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands (see Section 12-090 C).

C. Access and Traffic. Adequate vehicular and pedestrian access must be provided. Direct access from an arterial or collector street to the office and professional service uses must be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Flat or low-pitched roofs shall be avoided and rooflines should blend in with surrounding buildings.

E. Materials. New buildings should blend with the materials of surrounding buildings.

F. Signage. Signage of the non-residential buildings should be part of a coordinated signage system for the entire Planned Community development. Signage

should help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged while pole signs, billboards and off premise signs are prohibited. The size and location of signage shall conform to the requirements and design guidelines of Chapter 23, Signs, of this Code.

G. Lighting. Outdoor lighting should be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures should be reduced by utilizing a larger number of smaller light poles of twelve (12) to eighteen (18) feet. Incandescent lights should be used in smaller pedestrian spaces where quality light is especially important.

H. Buffering. A buffer between residential and non-residential uses within and adjacent to the Planned Community Zone shall be a minimum of twenty five (25) feet. Said buffer may include open space areas, pedestrian trails and landscaped areas and may be counted toward the open space requirement for the Planned Community.

Section 06.160 Variations from Development Code and Design Standards.

In the process of approving an Area Plan for a Planned Community Zone, the Planning Commission may recommend and City Council may approve variations from applicable standards of this Code or the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

A. That the granting of the variation will not adversely affect the rights of adjacent landowners or residents.

B. That the variation desired will not adversely affect the public health, safety or general welfare.

C. That the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

Section 06.170 City Council Discretion

The limitations and standards contained in this Chapter with respect to maximum density, density bonus amenities, and maximum units per acre allowed in any one sub-area or pod represent baseline standards that apply to typical development within the Planned Community Zone. However there may be special circumstances where there are extraordinary contributions made or the applicant proposes to go beyond the standards required to achieve any given density bonus. In such instances,

the Planning Commission may recommend and the City Council is entitled to approve variations from the density limitations. It shall be the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that such an increase or variation is warranted, and that such increase or variation will further the purposes and intent of this Chapter.